


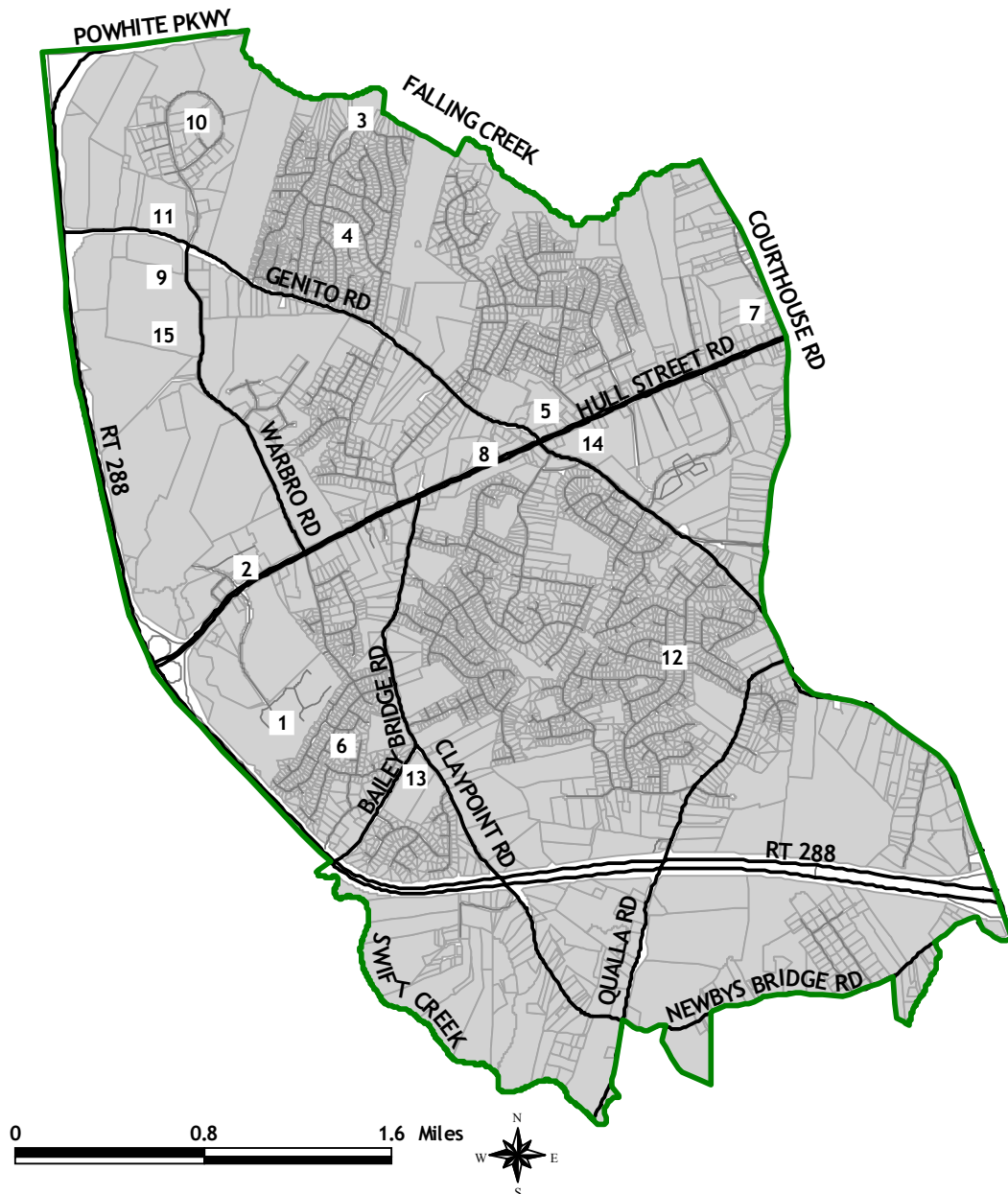


Genito

Genito Features

- | | |
|---|--------------------------------------|
| 1 Addison at Swift Creek Apartments | 10 Oaklake Business Center |
| 2 Chesterfield Crossing Shopping Center | 11 Southside Speedway |
| 3 Clarendon Park | 12 Sunnybrook Subdivision |
| 4 Clarendon Subdivision | 13 Thelma Crenshaw Elementary School |
| 5 Genito Crossing Shopping Center | 14 Victorian Square Shopping Center |
| 6 Glenn Tara Subdivision | 15 Warbro Road Athletic Complex |
| 7 Manchester Rescue Squad | |
| 8 Midlothian Post Office | |
| 9 Northern Area Transfer Station | |
-  Major Roads
 Streets
 Parcels



Genito Community Profile

(All data is for 2002 unless noted otherwise)

Challenges

- Emergency medical calls for service per capita
- Fire calls for service per capita
- Group A crime incidents per capita
- Housing maintenance and reinvestment
- Persons on probation per capita
- Police calls for service per capita
- Religious, neighborhood and community organizations per capita
- Rental occupancy of single-family houses
- Residential code enforcement complaints per capita

Community Characteristics

- Many business licenses issued per capita
- Smaller single-family houses
- High percentage of multifamily housing
- High rate of population growth from 1990 to 2003
- High percentage of population enrolled in Chesterfield County Public Schools
- Low resale single-family housing prices



House in Swift Creek Subdivision

Genito Community Summary

POPULATION	YEARS	MEASURE	GENITO	COUNTYWIDE
Population	2003	Persons	13,400	278,000
Average Annual Growth	1990-2003	% Increase	3.1%	2.2%
Projected Annual Growth	2003-2010	% Increase	1.2%	2.0%

HOUSING	YEARS	MEASURE	GENITO	COUNTYWIDE
Housing Density	2002	Units/Acre	.74	.38
Owner Occupied Houses	2002	% of All Units	88%	91%
Renter Occupied Houses	2002	% of All Units	12%	9%
Median Age of Houses	2002	Years	17	19
Median House Size	2002	Square Feet	1,352	1,796
Single-Family Housing Turnover	2002	% of All Units	8%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$109	\$230
Residential Code Complaints	2002	Per Capita	.015	.012
Single-Family Housing Growth	2002	% Increase	1%	3%
Multifamily Housing Growth	2002	% Increase	0%	6%
Overall Housing Growth	2002	% Increase	1%	3%
Housing Development Potential	2002	New Units	694	36,824
Approved Tentative Subdivisions	2002	Lots	262	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$110,000	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$163,600	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$106,850	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	153%	146%
Annual Assessment Trends	1997-2002	% Increase	5.0%	5.2%
Assessment Trend	2001-2002	% Increase	12.2%	11.9%

HOUSING MIX	GENITO TOTAL	GENITO PERCENTAGE	COUNTYWIDE PERCENTAGE
Total Housing Units	5,149	n/a	n/a
Single-Family Units	4,292	83%	82%
Mobile Homes	0	0%	2%
Multifamily Housing Units*	857	17%	16%
<i>Apartment Units</i>	857	17%	12%
<i>Condominiums</i>	0	0%	1%
<i>Townhouses</i>	0	0%	2%
<i>Duplexes</i>	0	0%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

Genito Community Summary

PUBLIC SAFETY	YEARS	MEASURE	GENITO	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.648	.483
Group A Crime Incidents	2002	Per Capita	.080	.059
Violent Crime Incidents	2002	Per Capita	.017	.012
Property Crime Incidents	2002	Per Capita	.035	.028
Quality of Life Crime Incidents	2002	Per Capita	.023	.016
Persons on Probation	2002	Per Capita	.008	.006
EMS Calls For Service	2002	Per Capita	.079	.064
Fire Calls For Service	2002	Per Capita	.031	.027

PUBLIC SCHOOLS	YEARS	MEASURE	GENITO	COUNTYWIDE
Public School Enrollment	2002	% of Population	20%	19%

BUSINESSES	YEARS	MEASURE	GENITO	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.060	.051
Home-Based Businesses	2002	Per Capita	.031	.033

COMMUNITY LIFE	YEARS	MEASURE	GENITO	COUNTYWIDE
Organizations	2002	Per Capita	.0013	.0017



Ice Cream Store
Hull Street Road Near Genito Road